

From: Robert Green
To: [Walton Lisa](#)
Subject: Re: P/19/044/FUL and P/19/050/LCB Park View, The Parade, ST Mary's Isles of Scilly
Date: 17 November 2019 08:13:13

Dear Lisa.


We would like to request an extension of time on the above listed application, until Friday 20th December, during which time we we will endeavour to address your additional information request.

On the matter of the FRA I would be grateful if you could give me a call to discuss the level of input this assessment will require and whether there are similar examples of FRA's which have previously been submitted to the council which could be viewed as reference.

Best regards

Robert Green


For and on behalf of Jean Buchanan and Martin Lester

From: Walton Lisa <Lisa.Walton@scilly.gov.uk>
Sent: 05 November 2019 09:02
To: Robert Green  >
Subject: RE: P/19/044/FUL and P/19/050/LCB Park View, The Parade, ST Mary's Isles of Scilly

Dear Robert

Further to the concerns raised in relation to the heritage statement, we now have a consultation response from the Environment Agency. I have attached this for your information. Essentially we did consider this [flood risk issues] when the application was registered but didn't initially request a Floor Risk Assessment on the basis of the elevated position. We did, however, consult with the Environment Agency due to the proximity of the proposal to the mean high water line. You will note that currently they have objected to the proposal on the basis that a Flood Risk Assessment (FRA) has not been submitted to support the proposal.

There are therefore two options moving forward, the first is to agree an extension of time, as per my request below, whilst you draw up the Heritage Statement and FRA. We can revise this extension of time agreement depending on how long the additional information is likely to take . The second option is to withdraw the current proposals, with a view to making a re-submission application (within 12 months) which would benefit from the fee exemption. Please note that the 12 months would be from the date the application was submitted.

If you can advise on how you wish to proceed. As it stands the current positive recommendation would need to be changed to reflect the issues raised.

Regards
Lisa

From: Walton Lisa
Sent: 04 November 2019 16:31
To: Robert Green [REDACTED]
Subject: RE: P/19/044/FUL and P/19/050/LCB Park View, The Parade, ST Mary's Isles of Scilly

Further to our call regarding deferment to December full Council. The next full council meeting in the 17th December 2019. My draft report deadline is the 29th November.

Just to confirm if you can aim to get us an updated Heritage Statement/Impact Assessment that addresses the issues raised, by the 22nd of November, then we will be able to update the report and reconsult on the archaeological impacts. In the meantime Andrew can progress the paperwork for the Section 106. Subject to the S106 and the heritage impacts been considered acceptable, the current recommendation is to approve the proposal

Can you confirm, once you've discussed with Jean and Martin, that you are happy to agree an extension of time until Friday 20th December? I think regardless of whether this application is deferred to December or not, we will need to agree an extension of time to enable the S106 to be drawn up and send to the applicants for them to get it checked by their solicitor (and any third party if a mortgage lender is involved). This usually takes several weeks to complete.

Many thanks
Lisa

From: Robert Green <[REDACTED]>
Sent: 04 November 2019 16:12
To: Walton Lisa <Lisa.Walton@scilly.gov.uk>
Subject: Re: P/19/044/FUL and P/19/050/LCB Park View, The Parade, ST Mary's Isles of Scilly

Hi Lisa.

I'm happy to do that but could you please give me a quick call to discuss.

Robert Green

+ [REDACTED]

On 31 Oct 2019, at 12:34, Walton Lisa <Lisa.Walton@scilly.gov.uk> wrote:

The formal consultation response on historic environment is online here:
<https://www.scilly.gov.uk/planning-application/planning-application-p19044>

From: Robert Green <[REDACTED]>
Sent: 30 October 2019 10:51
To: Walton Lisa <Lisa.Walton@scilly.gov.uk>
Cc: Jean Buchanan <[REDACTED]>; Martin Lester <[REDACTED]>
Subject: Re: P/19/044/FUL and P/19/050/LCB Park View, The Parade, ST Mary's Isles of Scilly

Dear Lisa.

Thank you for your prompt response.

In answer to the first point I can confirm that the gross internal area is 103 sqm. This figure has been obtained following the guidelines in the nationally described space standard documentation.

In relation to point 2. We would obviously prefer that condition C10 was not included though we will obviously comply with any conditions required.

Best regards.

Robert Green

+ [REDACTED]

On 30 Oct 2019, at 09:10, Walton Lisa <Lisa.Walton@scilly.gov.uk> wrote:

Dear Robert

Thank you for submitting these figures. I had based my response to you on the case officers calculations of internal floorspace, so I will check the calculations. We would generally take internal measurements and exclude walls and other areas where the floorspace would not be usable.

In noting your second email regarding archaeological monitoring. This was put on as a pre-commencement condition in anticipation of the consultation response, which I am still waiting for. I didn't want to exclude it and find he has recommended it. It may therefore not be necessary. If it is required however, then it is the applicant's responsibility to have drawn up a written scheme of investigation, to have a qualified person present when the initial foundations are dug, and the WSI would also set out what would happen in the event of anything significant being uncovered. I will chase up our archaeological advisor today and confirm. It is usually required for developments that require foundations of any significant scale, such

as a new dwelling, The fact that the site is currently covered in concrete does not preclude the potential presence of below ground archaeological remains.

Thanks
Lisa

From: Robert Green <[REDACTED]>
Sent: 30 October 2019 08:36
To: Walton Lisa <Lisa.Walton@scilly.gov.uk>
Cc: [REDACTED] <[REDACTED]>;
[REDACTED]
Subject: Re: P/19/044/FUL and P/19/050/LCB Park View, The Parade, ST Mary's Isles of Scilly

Dear Lisa.

Thank you for the email below, and for the subsequent telephone conversation on this matter.

Before I put in writing the points we discussed regarding the personal circumstances of the occupant/owners of this proposal I would like to confirm the following.

The gross internal area of the building is in fact 103 sqm. (this includes the 4 sqm of storage area accessed externally.
This is just below the 3 storey, 3b6p National Space Standards of 108 sqm.

The dwelling will be occupied generally by the 2 occupant/owners, who for personal circumstances require separate bedrooms.
Relatives visit the occupant/owners regularly and would occupy the third bedroom during their stay (guest bedroom as indicated on the plans).

I hope that this clears up this issue. If you could comment and confirm by return I would be most grateful.

Best regards.

Robert Green

[REDACTED]

[REDACTED] Lisa <Lisa.Walton@scilly.gov.uk>
Sent: 28 October 2019 10:42

To: [REDACTED] <[REDACTED]>

Cc: Joe White <[REDACTED]>

Subject: P/19/044/FUL and P/19/050/LCB Park View, The Parade, ST Mary's Isles of Scilly

Dear Rob

We have drafted the above Full Council reports for the proposed dwelling at the above site. I note that the proposal is for 3 bedrooms over 3 floors of accommodation. Our emerging local plan would require new homes to accord with the range of internal space as set out in the Nationally Described Space Standards. Policy LC3 seeks to align with these national minimum standards to prevent homes that are too small as well as to prevent homes that are excessive in size and scale, for reasons of affordability. I note that the proposal has 80m squared of internal floorspace, whereas the range for a property of this size would be between 90 and 108 square metres. I have a couple of questions. Firstly is the accommodation for the applicants and do the applicants have dependents, such as children or parents that are required to reside at the same address. Can you confirm the proposed number of occupants for the local need accommodation? Secondly if the accommodation is for the applicants, who require it for reasons of down-sizing, which would be one of the qualifying criteria for occupying the accommodation, then can you clarify why 3 bedrooms are required (if the accommodation is just for 2 people)? I think its important to understand the number of occupants, to determine whether the proposal meets the requirements of draft Policy LC3 particularly as it would not be acceptable to deliver a unit of local need accommodation that incorporates an element of holiday-lettable space.

This report will need to be finalised in the next couple of days so any further comments you have regarding the above should be submitted as soon as possible.

Regards

Lisa a

Lisa Walton MRTPI
Senior Planning Officer

Council of the Isles of Scilly
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